069.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,170,200 / 1,170,200
					USE VALUE:	1,170,200 / 1,170,200
					ASSESSED:	1,170,200 / 1,170,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRVALIK BRUCE G & MARY B
Owner 2:	
Owner 3:	
Street 1:	45 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,178 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Wood Shingle Exterior and 3012 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9178.000	664,700	18,800	486,700	1,170,200
Total Card	0.211	664,700	18,800	486,700	1,170,200
Total Parcel	0.211	664,700	18,800	486,700	1,170,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.47 | /Parcel: 388.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43884
GIS Ref	
GIS Ref	
Insp Date	10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	664,600	18800	9,178.	486,700	1,170,100	1,170,100	Year End Roll	12/18/2019
2019	101	FV	516,800	19100	9,178.	452,000	987,900	987,900	Year End Roll	1/3/2019
2018	101	FV	516,800	19100	9,178.	452,000	987,900	987,900	Year End Roll	12/20/2017
2017	101	FV	516,800	19100	9,178.	396,300	932,200	932,200	Year End Roll	1/3/2017
2016	101	FV	516,800	19100	9,178.	361,600	897,500	897,500	Year End	1/4/2016
2015	101	FV	481,100	19500	9,178.	319,900	820,500	820,500	Year End Roll	12/11/2014
2014	101	FV	481,100	19500	9,178.	302,500	803,100	803,100	Year End Roll	12/16/2013
2013	101	FV	433,000	19500	9,178.	287,900	740,400	740,400		12/13/2012

!5906!

PRINT

Date	Time
12/10/20	20:43:55

LAST REV

Date	Time
10/10/19	14:59:04
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5906

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCHI BASIL--E	22859-502		1/26/1993		295,000	No	No		Y

USER DEFINED

Prior Id # 1:	43884
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2008	446	Addition	186,426			G10	GR FY10	ADD 82SFT TO FOUND
6/29/2004	792	Manual	29,630					rebuild garage /hi
8/29/2002	731	Dormers	9,000	O		G4	GR FY04	DORMER-REMODEL 3RD
8/27/2002	732	Inter Fi	41,000	O		G4	GR FY04	REMODEL KIT/BATH/R
8/18/2002	685	Re-Roof	12,000	C				REROOF/ 3 REPLACEM

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	163	PATRIOT
4/8/2005	Permit Visit	BR	B Rossignol
10/6/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9178		Sq. Ft.	Site		0	70.	0.76	12									486,741						486,700	

Total AC/HA: 0.21070 | Total SF/SM: 9178 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 486,741 | Spl Credit | Total: 486,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04123628
Const Adj.:	1.01989794
Adj $ / SQ:	132.744
Other Features:	127056
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696787
Depreciation:	32052
Depreciated Total:	664735

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

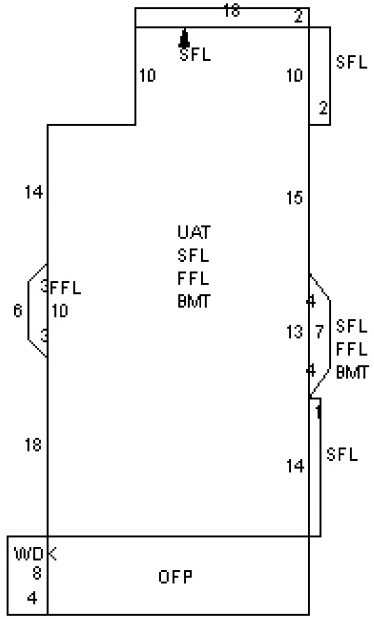
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.62
Special Features:	0	Val/Su Net:	144.69
Final Total:	664700	Val/Su SzAd	247.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,350	132.740	179,205
BMT	Basement	1,334	39.820	53,124
SFL	Second Floor	1,334	132.740	177,054
UAT	Upper Attic	329	102.210	33,577
OFP	Open Porch	216	24.620	5,318
WDK	Deck	32	16.320	522

Net Sketched Area:	4,594			Total:	448,800
Size Ad	2683.7999	Gross Are	5650	FinArea	3012

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	28X20	G	EX	2004	24.33	T	4.8	101			13,000			13,000
11	Pool-Vinyl	D	Y	1	16X28	A	AV	1980	18.75	T	31.2	101			5,800			5,800
2	Frame Shed	D	Y	1	10X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:	18,800	Total Special Featues:	Total: 18,800

IMAGE

AssessPro Patriot Properties, Inc